

MINUTES OF THE JOINT MEETING OF THE
EAST COVENTRY TOWNSHIP BOARD OF SUPERVISORS AND EAST
COVENTRY TOWNSHIP PLANNING COMMISSION HELD ON MAY 23, 2005
(Approved June 6, 2005)

A joint meeting between the Board of Supervisors and Planning Commission occurred on Monday, May 23, 2005. Present for the meeting were supervisors Robert F. Preston, W. Atlee Rinehart, David K. Leinbach and Timothy Roland. Present from the Planning Commission were Harold Kulp, Walt Woessner, Connie Megay and Lance Parson. Also in attendance were Casey LaLonde, Township Manager, John Koury, Jr., Township Solicitor, Wayne Grafton, Township Planner, John Cover, Montgomery County Planning Commission and Heath Eddy, Chester County Planning Commission. Mr. Rinehart called the meeting to order at 7:05 p.m.

PUBLIC COMMENTS

Mary Ann Keen – 537 Sanatoga Road – Commented that on her Comcast cable television bill, the invoice states that no payments are to be accepted at the Township building. The Township Manager stated that although the Township owns the Comcast cable television franchise for East Coventry Township, the Township does not accept payments at the Township building.

POTTSTOWN METROPOLITAN REGIONAL COMPREHENSIVE PLAN

John Cover, of Montgomery County Planning Commission, presented the draft Pottstown Metropolitan Regional Comprehensive Plan. Mr. Cover explained the goals and objectives of the eight (8) member regional planning agency. The Plan is scheduled for adoption by all eight municipalities in October 2005.

Members of the Pottstown Metropolitan Regional Planning Commission include the Townships of East Coventry and North Coventry in Chester County, the Townships of Lower Pottsgrove, Upper Pottsgrove, West Pottsgrove, Douglass and New Hanover in Montgomery County and the Borough of Pottstown in Montgomery County.

The goals and objectives of the Plan are to protect unique historical, cultural and natural resources; promote revitalization; implement effective growth management; preserve open space and agriculture; develop transportation choices; encourage walkable communities; promote housing opportunities; promote economic growth and job opportunities; maintain and improve recreation options; and address the needs and unique conditions of each municipality.

For more information and to view the draft plan, please stop by the East Coventry Township building between the hours of 8:00 a.m. to 4:30 p.m. or go to www.eastcoventry-pa.gov for a link to the draft Comprehensive Plan.

TOWNSHIP DRAFT ZONING ORDINANCE DISCUSSION

Heath Eddy of the Chester County Planning Commission was available to take questions from the Board and Planning Commission on the May 19, 2005 Vision Partnership review letter received by the Township. Several issues were discussed, including housing development clustering, increasing the lot size in the Farm Residential (FR) and transfer of development rights (TDR's). The draft Zoning Ordinance is scheduled to be adopted on September 19, 2005.

HORSE (HOOFED ANIMAL) ACREAGE REQUIREMENTS

A brief discussion occurred on a proposal to increase the acreage requirements for all hooved animals, as defined in the draft Zoning Ordinance. Mr. Woessner presented an analysis of the proposed acreage requirements with the introduction of a barn or other shelter. The proposed two (2) acres for the first

animal does not work correctly, as the barn or other shelter is required to be one hundred-fifty (150) feet from all property lines and the residence. Mr. Woessner's calculations show a minimum of three and one half (3.5) acres is required to meet Zoning requirements.

This item shall be discussed and direction provided to the Township Planner at the June 6, 2005 Board meeting to update the draft Zoning Ordinance.

NORTHERN SEWER SERVICE AREA

Mr. Koury asked if the Board had any additional comment on the implementation of a single sewer district for the Northern Sewer Service Area. Mr. Preston stated he would respond to Mr. Koury via email on Tuesday, May 24, 2005. The Sewer Use Ordinance is scheduled for adoption on June 6, 2005.

At 9:45 p.m., the Board of Supervisors entered into executive session to discuss potential litigation.

At 10:10 p.m., the Board of Supervisors reentered the public meeting.

PUSEY BID BOND

Preston made a motion to direct the Township Solicitor to enter into litigation against Donald Pusey, Incorporated for breach of contract in regard to the failure of the contractor to enter into the Electric Contract as awarded by the Board of Supervisors for the Township Building Expansion Project and against Arch Insurance, Donald Pusey Incorporated's bid bond company, to recoup the difference between Pusey's bid and the second low bidder, Lenni Electric Corporation. Leinbach seconded the motion. The motion carried unanimously.

ADJOURNMENT

The meeting was adjourned at 10:15 p.m.

Respectfully submitted,

David K. Leinbach
Secretary